



CHESHIRE  
LAMONT

Crewe By Farndon, Nr. Chester



# Small Acre, Crewe Lane South, Crewe By Farndon, Nr. Chester, CH3 6PH.

Situated within a large south facing garden on a quiet No Through country lane this well proportioned detached four bedroom family home is conveniently situated within 1 mile of Farndon village and provides garaging for up to four cars.

- Reception Hall, Living Room, Dining Room, Sitting Room, Kitchen Breakfast Room, Utility, Cloakroom.
- Four Bedrooms, Two Bath/Shower Rooms.
- Large secluded south facing garden.
- Two double garages one with large Home Office above.

## Location

The property is situated within approximately 1 mile of the excellent amenities of Farndon village where there is a bus services which connects the village to Chester. Farndon is an attractive south Cheshire village situated on the banks of the River Dee and located 8 miles south of Chester City centre. Facilities within the village include a post office, Pharmacy and Butchers, The Hare and The Raven public houses. There is also a magnificent farm shop and mini supermarket in the neighbouring village of Holt. Primary schooling is available within Farndon village which is a feeder to the highly regarded Bishop Heber Secondary School in Malpas.

## Accommodation

**Reception Hall 3.5m x 2.5m** dimensions include staircase rising to the first floor with large Cloak/Storage Cupboard beneath. The Hallway gives access to a large well proportioned light and airy **Living Room 8.0m x 3.6m** features include a 5m wide floor to ceiling picture window incorporating a glazed sliding door opening onto an outside entertaining area with goldfish pond and the south facing rear garden beyond. Further features include an inglenook style fireplace fitted with a gas fire log burner style stove, a vaulted ceiling has exposed ceiling timbers.

The reception hall also gives access to a large versatile **Inner Dining Hall 7.6m x 3.4m** this has a combination of a beamed ceiling then leads to a vaulted ceiling fitted with velux roof lights. Glazed double doors open onto the south facing rear garden with large picture windows to either side. Off the dining room there is a further sitting room and kitchen breakfast room both of which overlook the rear garden. The **Sitting Room 6.4m x 3.6m** also has a feature inglenook style fireplace fitted with a log burning stove set upon a tiled hearth.





The **Kitchen Breakfast Room 7.0m x 3.8m** is extensively fitted with wall and floor cupboards along with matching centre island and also provides space for 6/8 person every day dining table. Appliances include a four ring ceramic hob, integrated double oven and dishwasher along with space for a free standing fridge freezer. Off the kitchen there is a side entrance porch which includes a boiler cupboard and **Cloaks Cupboard with Cloakroom** off fitted with low level WC and wash hand basin. The **Utility Room 2.7m x 2.6m** is fitted with additional wall and floor cupboards, work surface incorporating sink unit and space for a washing machine along with ample additional space free standing white goods. The **Utility Room** has glazed double doors opening onto the rear garden. The side entrance Porch gives access to the driveway and garaging.

To the first floor there are four bedrooms all of which overlook the attractive south facing rear garden.

**Bedroom One 5.4m x 3.4m** benefits from built in wardrobes and an **Ensuite Bathroom**. **Bedroom Two 3.6m x 3.9m** is a generous double bedroom. **Bedroom Three 3.2m x 2.7m** benefits from fitted wardrobes and **Bedroom Four 3.6m x 2.4m** could comfortably accommodate a double bedroom. Bedrooms two, three and four are served by a **Shower Room** situated at the end of the landing.

#### Exterior

A gravelled driveway provides parking and turning to the front of the **Double Garage 6.3m x 6.6m**, above the double garage there is a **Home Office 5.4m x 3.8m** this has a large picture window fitted to the gable end offering views over the garden to the Welsh Hills in the distance, beyond the main office area there is a **Store Room 3.8m x 1.4m**. The attractive enclosed rear garden is totally secluded and is principally laid to lawn incorporating mature well stocked borders. A large patio/entertaining area includes an ornamental fish pond. There is a further Detached Garage and a second driveway to the west of the property. The garage lends itself to being converted for alternative uses, subject to requirement and consent from the relevant authorities.

#### Services/Tenure

Mains water, electricity and septic tank drainage. Freehold.

#### Viewing

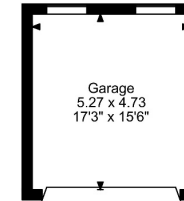
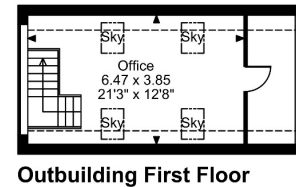
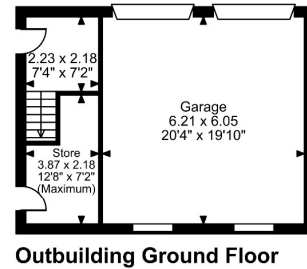
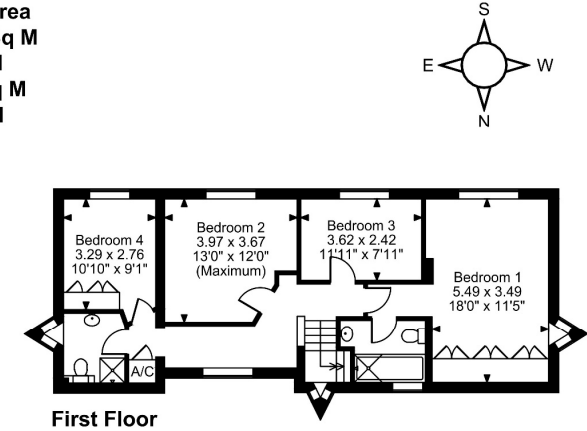
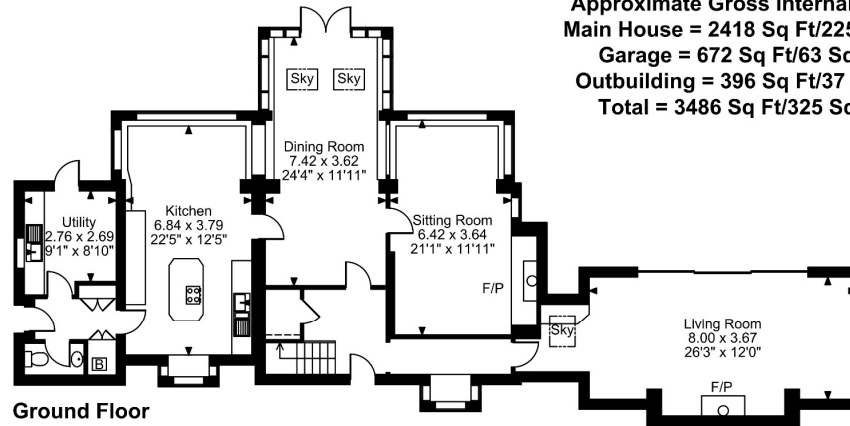
Via Cheshire Lamont Tarporley Office on 01829 730700.

#### Directions

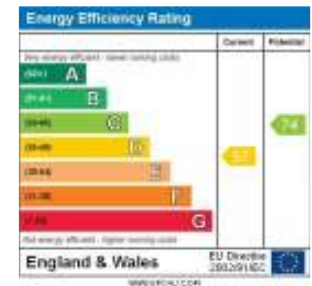
##### What3words : leathers.tortoises.husband

From Farndon Village leave the village along Barton Road and at the T Junction turn right onto Sibbersfield Lane (B5130) at the crossroads head straight over signposted for Shocklach and Worthenbury, after half a mile take the first turning right into Crewe Lane south follow this lane past the Chapel and the property will be found after a short distance on the left-hand side prior to a sharp right hand bend.





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 The position & size of doors, windows, appliances and other features are approximate only.  
 ☐☐☐☐ Denotes restricted head height  
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